



600 NE Grand Ave.  
Portland, OR 97232-2736  
oregonmetro.gov

## METRO POLICY ADVISORY COMMITTEE (MPAC)

### Meeting Minutes

May 27, 2026

#### **MEMBERS PRESENT**

Commissioner Vince Jones-Dixon  
Councilor Candace Avalos  
Council President Jerry Hinton, City of Gresham  
Mayor Keith Kudrna, City of Fairview (Chair)  
Mayor Denyse McGriff, City of Oregon City  
Commissioner Sherry French  
Commissioner Pam Treece  
Councilor Rob Harris, City of Hillsboro  
Councilor John Dugger, City of Beaverton  
Mayor Tim Rosener, City of Sherwood  
Miles Palacios  
Dan Eisenbeis  
Councilor Gerritt Rosenthal  
Councilor Duncan Hwang  
Councilor Mary Nolan  
Kirstin Greene

#### **AFFILIATION**

Multnomah County  
City of Portland  
Second largest city in Multnomah County  
Other cities in Multnomah County  
Second largest city in Clackamas County  
Special districts in Clackamas County  
Washington County  
Largest city in Washington County  
Second largest city in Washington County  
Other cities in Washington County  
Special districts in Washington County  
Port of Portland  
Metro Council  
Metro Council  
Metro Council  
Oregon Department of Land Conservation  
and Development

#### **MEMBERS EXCUSED**

Council President Elana Pirtle-Guiney  
Director Terri Preeg Riggsby  
Omar Qutub  
Commissioner Diana Helm  
Mayor Joe Buck, City of Lake Oswego  
Councilor Brett Sherman, City of Happy Valley  
Ed Gronke

#### **AFFILIATION**

City of Portland  
Special districts in Multnomah County  
Resident of Multnomah County  
Clackamas County  
Largest city in Clackamas County  
Other cities in Clackamas County  
Resident of Clackamas County

Luis Nava	Resident of Washington County
Director JT Flowers	TriMet
Councilor Wil Fuentes	Clark County
Councilor Ty Stober	City of Vancouver
Mayor Brian Hodson	City in Clackamas County Outside UGB
Mayor Marsha Kirk	City in Washington County Outside UGB

## **1. CALL TO ORDER AND DECLARATION OF A QUORUM**

MPAC Chair Keith Kudrna called the meeting to order at 5:00 p.m.

## **2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

Sharon Nasset shared concern about bridge replacement projects in the Metro region. She urged project staff to share the repair and seismic information.

## **3. COUNCIL UPDATES**

Councilor Duncan Hwang shared an update on the Vision 50 team, which created two learning opportunities on June 2<sup>nd</sup> and June 17<sup>th</sup>, both from 4:30-6:30pm. He shared that Metro Council has planned a series of panels on economic development, and they will receive information about this in the MPAC update next week.

## **4. COMMITTEE MEMBER UPDATES**

There were none.

## **5. CONSENT AGENDA**

### **5.1 Consideration of the April 22, 2026 MPAC Meeting Minutes**

Due to a lack of quorum, the minutes were not voted on.

## **6. INFORMATION/DISCUSSION ITEMS**

### **6.1 Governor's Prosperity Roadmap Overview**

Kathy Hyzy, Regional Solutions Coordinator of the Office of Governor Tina Kotek, presented an overview of the Governor's prosperity roadmap. She explained their reasoning for the roadmap, their vision and goals, the six strategic initiatives, and discussed the development of the prosperity council.

Mayor Rosener asked if the committee has reached out to site selectors, emphasizing the need to talk with companies outside of Oregon that are looking for places to expand. He also recommended the creation of a statewide high school internship program to accelerate the CTE programs and get youth into the workforce.

Hyzy shared that she would get back to him on the question about site selectors and find the answer. She added that it is a great idea to have high school statewide programs.

Mayor Denyse McGriff noted that to get land ready for development, they need help getting infrastructure. She asked if that had been discussed and how the cities were involved in terms of asking these types of questions as well, not just from the business side.

Kathy Hyzy shared that this is top of mind for staff, but she does not know the answer as she does not staff the council.

Councilor Nolan asked if the prosperity council has discussed or evaluated criteria, asking if they are looking specifically for proven tactics that are appropriate and relevant to the area. They asked how they plan to prioritize this.

Hyzy responded that she does not staff the council, so she does not know.

Councilor Nolan shared concern that they do not see information about the revenue that will be used to pay for these priorities at the city, county, or state level. They asked what recommendations the council have made to spend money on infrastructure and economy.

Hyzy shared that she does not know the answer.

Nolan expressed concern that the presentation shared was not precise enough to represent the unique economy of Oregon.

Hyzy noted that the strengths of Oregon are embedded in the conversations they are having, even if they are not in the presentation.

Councilor Rosenthal asked if the council will recommend certain groups to become knowledgeable experts in particular technologies or industrial areas, noting that personal contacts often make a difference.

Hyzy shared that Business Oregon already has specialists in these sectors citing examples that they launched a global trade desk, have semiconductor industry specialists, and they are showing up in tradeshows representing Oregon.

Councilor Jerry Hinton shared a concern that the strategy may overemphasize permitting, stating that infrastructure and site readiness are bigger constraints on local industrial development. He added that he wants them to make sure that East Multnomah County gets their fair share of resources and emphasized the need for lower wage areas to be considered.

Kathy Hyzy noted that Gresham does a great job with their large employers and builds good relationships. She explained that they may hear more about permitting early on because it is something the State and governor's office have some ability to work with. She shared that site readiness gets more complex because there is a substantial role for local government in making all that work, adding that they want to support local governments the best they can with this.

Dan Eisenbeis thanked the Governor for having included additional funding for the industrial site loan fund in her short session legislation. He asked if there is any notable feedback they have received during the engagement they have been doing with different groups.

Hyzy responded that that they have heard that Oregon is an amazing place to live, but that there is a lot of frustration and concern with the tax burden that employees and employers bear for businesses.

Mayor Rosener shared that the number one priority should be business retention. He asked if they are comparing Oregon to other states in terms of competition, noting that other states are offering aggressive incentives to bring companies in.

Hyzy shared that they Business Oregon is looking at this extensively. She noted that they are hearing a clear call for more tools for retention in particular.

Mayor Rosener shared that they need to also focus and invest in startups.

Commissioner Treece thanked Kathy for coming and providing the information. She noted that it is important to recognize why the council is put into place, sharing that Oregon is facing economic decline and she looks forward to seeing the recommendations.

## 6.2 2050 Growth Concept Lookback

Ted Reid and Malu Wilkinson presented on the 2040 Growth Concept Lookback. They discussed what the 2040 Growth Concept is and how the region has performed in the past. They asked MPAC members for their reactions to this data

Councilor Rob Harris noted that they are only producing a small amount of single-family houses, and considering they have smaller numbers of units available, asked if there is an increased cost of single-family residential homes.

Ted Reid responded that there are many factors here, noting that some folks may be choosing different options for housing to better match their household composition.

Councilor Rob Harris shared that it may not be a choice to be in an apartment, but rather it is an affordability issue. He asked if that is a major concern.

Eryn Kehe shared that there is no question that they have under production. They are struggling and that lack of production of all housing units does affect price. She added that they are seeing a lot more middle housing. She added that the City of Portland did an analysis that the cost of middle housing units is lower than the average cost of units across the rest of production for the city of Portland. She noted that while we are underproducing, they have not always been underproducing.

Mayor Kudrna asked where the market is driving, if not towards apartments.

Ted Reid shared that apartment construction does tend to follow business cycles, and there is a tendency to overbuild and then pull back. He noted that he is hesitant to say that there are too many.

Eryn Kehe shared that the apartment market is more cyclical, and they have seen this cyclical cycle in other areas such as Austin, Texas.

Malu Wilkinson noted the changing demographics in the region, stating that the changing demographics lead to mismatches in the housing stock with people who need the housing.

Councilor Rosenthal noted that in his district, there has been a lot of housing development of mixed density housing. He asked how the changes in Clark County have affected their analysis of their evaluation of the 2040 concept.

Ted Reid shared that more growth has happened in the larger 7-county area outside of our urban growth boundaries in Clark County, and that has picked up in recent years.

**7. ADJOURN**

Mayor McGriff shared that they are having their 6<sup>th</sup> annual Juneteenth event on June 20 and invited people to come to Oregon City for the event from 2pm-5pm.

There being no further business, Chair Kudrna adjourned the meeting at 6:42pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Georgia Langer". The script is cursive and elegant, with the first letter of each word being capitalized and larger than the others.

Georgia Langer, Legislative Coordinator